Development Management - Delegated Officer Report

Application Number: AWDM/0990/21 Recommendation – APPROVE

Site: Sussex County Lawn Tennis Club, 61 Kingston Lane, Southwick

Proposal: Replacement of sodium light to LEDs on six existing columns over two tennis courts

Date of site visit: 20th July 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The Sussex County Lawn Tennis Club is accessed via Kingston Lane and is positioned within a residential area. It comprises of 7 tennis courts and associated buildings and land. Park Lane is to the north and Kingston Lane to the west. The central courts to the west of the club house currently have 6 lighting columns. Consent is sought to replace the existing lighting on the existing columns with LEDs. Technical details have been provided with the application to show the type and impact of the proposed lighting and lighting levels.

The site lies within the Southwick Conservation Area.

Consultations

Adur and Worthing Councils: - Environment Health: - There are quite high boundaries that should block the light spill shown in the applications diagrams. I have no objections to the application subject to a condition requiring that light spill into neighbouring properties shall not exceed 10 lux when measured from the centre of any affected window.

Private Sector Housing: - No comment

Adur District Conservation Area Group: - Provided the angle of the lighting is set so as to minimise light leakage to neighbours there is no objection to this proposal.

Representations

1 representation received from the owner/occupier of no. 19 Park Lane – Neither objecting to nor supporting the planning application. The lighting will be more energy efficient however there is a possibility of light leakage across neighbouring gardens depending on the lighting fixture. The power and beam angle of the new LEDs is also a factor. I would be interested to receive 'technical' reassurance that neighbouring gardens and wildlife would not be adversely affected.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing lighting which is in situ at the Tennis Club. The main issues for consideration is the impact upon the character and appearance of the locality and residential amenity.

Visual amenity

The existing lighting columns are to remain with the lighting method changed. In terms of visual amenity the structures will be unchanged and will appear as existing when viewed within the surrounding area. When the lights are in use there may be a change to the appearance of the lighting due to the change proposed however the levels of lighting are not considered to be harmful to the character and appearance of the residential locality or Conservation Area.

Residential amenity

The site is within a residential area surrounded by dwellings adjacent to the boundaries of the site. The tennis courts, associated buildings and lighting columns are currently clearly visible from adjacent properties. It is considered that the change to the lighting to LEDs will not have any adverse impact upon the amenities of the occupiers of the adjacent properties. The technical details supplied with the application have been considered by the Council's Environmental Health Officer and there are no objections subject to a condition restricting light pollution to adjacent windows. It is considered that the surrounding boundary treatment will limit light pollution to an acceptable degree, therefore no adverse impact will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The lighting shall be installed and maintained in accordance with the approved details and light spill into neighbouring properties shall not exceed 10 lux when measured from the centre of any affected window.

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 27th July 2021

Authorised by: Peter Barnett Date: 27 July 2021